MERRIAM MOUNTAINS SPECIFIC PLAN

APPENDIX U

WILL SERVE LETTERS

GPA 04-06; SP 04-006; R04-013; VTM5381; S04-035, S04-036, S04-037, S04-038; Log No. 04-08-028; SCH No. 2004091166

for the

DRAFT ENVIRONMENTAL IMPACT REPORT

August 2007

Will Serve Letters

Appendix U includes Project Facility Availability Forms completed by service providers for the proposed project and various service letters. Forms or letters for the proposed project were received from the following:

Fire

- Deer Springs Fire Protection District
- San Marcos Fire Protection District

Law Enforcement Services

• San Diego County Sheriff's Department

Schools

- Fallbrook Union High School District
- San Marcos Unified School District
- Bonsall Union School District
- Escondido Union School District
- Escondido Union High School District

Utilities Services

- SBC Telephone Services
- San Diego Gas and Electric (SDGE)

Water

- Vallecitos Water District
- Rainbow Municipal Water District



PROJECT FACILITY AV	VAILABILITY	FORM	F	IRE
	e or use pen		ORG	
NNP Stonegate Merriam LLP	(94	49) 367-9400		5
Owner's Name		Phone	- ACCT	
27071 Cabot Rd., Ste. 106			ACT	
Owner's Mailing Address	Street		TASK	
Laguna Hills	CA	92653	417	
City	State	92003 Zip	.	-
<u> </u>		- ,	DISTRICT CASHIER'S USE ONLY	~~~
SECTION 1. PROJECT DESCR	<u>APTION</u>	······································	TO BE COMPLETED BY APPLICAN	NT
Minor Subdivision (TPM) Company Adjustment X Rezone (Reclassification) from Major Use Permit (MUP), purpos Time Extension Case No. Excired Map Case No.	se:to	e:zone.	Assessor's Parcel Number(s) (Add extra if necessary) SEE ATTACHED LIST	
X Other General Plan Amer	odment		<u> </u>	
B. X Residential Total number X Commercial Gross floor a industrial Gross floor a Other Gross floor a C. Total Project acreage 2327 Total lo	er of dwelling units <u>270</u> area <u>100,000 SF</u> areaarea	00	1089 B6	- -
O. Total Fojos Co. C. S	(S <u>LI VV</u> Omanoc, p	poseu ioi	N. County Metro, Bonsall, Gen. 92069, 9202	26
OWNER/APPLICANT AGREES TO CO Applicant's Signature: Address: 27071 Cabot Rd., Ste. 1 (On completion of above, p	106, Laguna Hills, C present to the district t	CA. 92653	Phone: (949) 367-9400 protection to complete Sections 2 and 3 below.) TO BE COMPLETED BY DISTRIC	· -
	`	·		<u> </u>
	•		TON DISTRICT	
Indicate the location and distance of	of the primary fire stati	ion that will serve	the proposed project: D.S.STA. 2	-
Located @ Mesa	ROCK Rd	* Deer	Springs Rd.	_
A. Project is in the District and e Project is not in the District by Project is not in the District ar Project is not located entirely B. Based on the capacity and ca adequate or will be adequate is	eligible for service. but is within its Sphere and not within its Sphe y within the District and apability of the District to serve the propose not expected to be ade ed. Number of sheets at a later date.	e of Influence bour ere of Influence bo nd a potential boun ct's existing and pla ed project. The ex	undary, owner must apply for annexation. boundary, Refer to Fire DISTRICT Conditions undary issue exists with the San Marcos fire Distribution of acilities, fire protection facilities are currently expected emergency travel time to the proposed project the proposed development within the next five years.	ιον: trict.
SECTION 3. FUELBREAK REQ				
Note: The fuelbreak requir clearing pr	rements prescribed	by the fire distric	rict for the proposed project do not authorize any ortment of Planning and Land Use.	
Within the proposed project The proposed project is locate Environmental mitigation required not pose fire hazards. This Project Facility Availability Form project or until it is withdrawn, unless	leet of content in a hazardous will uirements should be commissivalid until final dissipation as a shorter expiration	clearing will be red fildland fire area, ar coordinated with the iscretionary action in date is otherwise	equired around all structures. and additional fuelbreak requirements may apply. the fire district to ensure that these requirements will in is taken pursuant to the application for the proposed se noted.	
Authorized signature	Print name and title		re Marshal 760 749 8001	
On completion of Zoning Counter, De	of Sections 2 and 3 by the	e District, applicant	It is to submit this form with application to: Ruffin Road, Sulta B. San Dieno, CA, 20122	





JAN 26 2006

PROJECT FACILITY AV	AILABILITY	FORM	RECE	VED	FIRI
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NNP-Stonegate Memam LLC	="	9) 367-9400	ояе		
Owner's Name	•	Phone	ACCT		Ų
27071 Cabot Rd., Ste. 108			ACT		
Owner's Malling Address	Street		TASK		
Laguna Hills	CA	92659	DATE	AMTS	and any other transfer and the first and the same and the
City	State	Zip		ione es a bel common com m	
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x Other Géneral Plan Amen	dment				
B. X Residential Total number	of dwalling units 270	10	.		
X Commercial	rea		Thomas Bros.	Page 1088 Grid_	J3
Other Gross floor a				108 9	B6
C. Total Project acreage 2327 Total let	a <u>2700</u> Smallest pro	oosed lol	North County	Street Marken	02080
C. Total Project acreage, 2327 Total let OWNER/APPLICANT AGREES TO COM Applicant's Signature: Address: 27071 Cabot Rd., Ste. 11 (On completion of above, pi SECTION 2. FACILITY AVAILAL District name: SAN WARLOS Indicate the location and distance of A. Project is in the District and elements of the Project is not in the District but Project is not in the District and Based on the capacity and capa	resent to the district to BILITY FIRE PROTE the primary fire stati ligible for service. It is within its Sphere and not within its Sphere within the District an pability of the District to serve the proposs	on that will serve of influence bourder of influence bourder of potential bourd's existing and placed or project. The existing and placed or project.	TO BE ISPACT The proposed project: Indary, owner must appundary, Indary issue exists with anned facilities, fire proposed facilities, fire proposed facilities, fire proposed facilities, fire proposed facilities.	COMPLETED BY SEE LONDIT oly for unnexation. the PEER SEALOR otection facilities are	DISTRICT ON S FIRE District. currently
is	d. Number of sheets	equate to serve th		it txen eat nidliw tre	re years.
SECTION 8, FUELBREAK REQ	UIREMENTS		· · · · · · · · · · · · · · · · · · ·		
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Authorized algerature	Print more and title	J Crown	760 7	11 <u>0821-144</u>	phoe -
On completion of	Sections 2 and 3 by th	e District, applicant d Land Use, 5201 F	is to submit this form wit Ruffin Road, Sulte B, Sar	h application to:	•

Law Enforcement Services



San Diego County Sheriff's Department



Post Office Box 939062 • San Diego, California 92193-9062

William D. Gore, Undersheriff

January 2, 2006

Fuscoe Engineering (Attn: Hannah Foster) 6390 Greenwich Drive, Suite 170 San Diego, CA 92122

Dear Ms. Foster:

The San Diego Sheriff's Department (San Marcos Station) has responsibility for providing police services, which are not traffic-related, to the geographical area of the proposed Merriam Mountain Project at I-15 and Deer Springs Road. Traffic enforcement/ investigation is the responsibility of the California Highway Patrol in all unincorporated areas.

I hope that this letter will assist you in preparing the Environmental Impact Statement.

Sincerely,

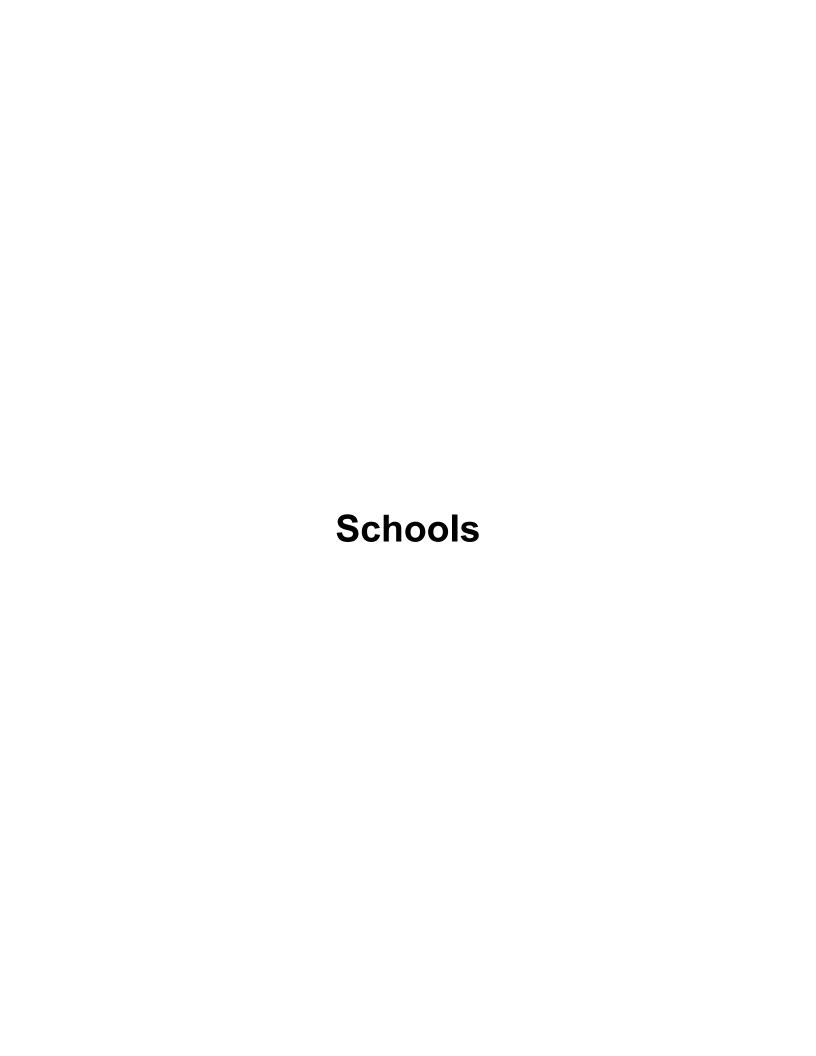
WILLIAM B. KOLENDER, SHERIFF

Thomas Bennett, Captain San Diego Sheriff's Department

San Marcos Station

RKJ/rkj

AECEIVED 19 2008





PROJECT FACILITY AVAIL	ABILITY FORM	SCHOO
Please type or us (Two forms are needed if project is to be serv	Se pen ved by separate school districts)	ORG
NNP-Stonegate Merriam LLC		ACCTSG
Owner's Name	Phone	-
27071 Cabot Rd., Ste. 106		
Owner's Mailing Address	Street	
Laguna Hills City	CA 92653 State Zip	-
		DISTRICT CASHIER'S USE ONLY
A. LEGISLATIVE ACT		TO BE COMPLETED BY APPLICANT
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Specific Plan Amendment		1 7 2 0 9 1 2 5
B. DEVELOPMENT PROJECT Rezones changing Special Area or Neig	Shorband Denidations	
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Other		l awrence Welk Dr
C. X Residential Total number of dwe Commercial Gross floor area		- Pancall
IndustrialGross floor area OtherGross floor area		Bonsall 92069, 92026 Community Planning Area/Subregion Zip
D. Total Project acreage 2327 Total Applicant's Signature Lulus Address 27071 Cabot Rd., Ste. 106, L (On completion of at	aguna Hills, CA, 92653	Michael L. Rust Vice President Date
SECTION 2. FACILITY AVAILABILIT	Υ	TO BE COMPLETED BY DISTRICT
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The project is not located entirely a school district.	within the district and a pot	tential boundary issue may exist with the
Authorized signature: hers { Print title Signature: Lupunt	Same H rudent	Print name Chester 2. Garnett Phone: 760-723-6330 6195
On completion of Se the Zoning Counter at the Depa	ection 2 by the district, applicant is artment of Planning and Land Use	is to submit this form with application to e, 5201 Ruffin Road, Suite B, San Diego, CA 92123.

PROJECT FACILITY AV					SCHOOL	
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NNP-Stonegate Merriam LLC		367-9400	1		SC	
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27071 Cabot Rd., Ste. 106			ACT		Y	
Owner's Mailing Address	Streat		TASK	HIGH SCHOO	DL	
Laguna Hilis	CA	92653	DATE	UNIFIED		
City	DISTRICT CASHIER'S USE ONLY					
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Specific Plan Amendment						
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Commercial	TAR .		M. COUNTY ING	tro	92069	
L UmerGross ligor ar	ъа		Community Planning Area	VSubregion	ZIp	
Applicant's Signature Address 27071 Cabot Rd., Ste. 1	Total number of lots 2 06, Laguna Hills, C	700 M V 4, 92653	chael L. Rust ce-President Dat Phone	10 <u>[]-14-0</u> (949) 367-9400		
(On completion	n of above, present to ti	he echool distri	ct to complete Section :	2 below.)	ļ	
SECTION 2. FACILITY AVAILAB	3ILITY		TO BE	COMPLETED BY	DISTRICT	
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school district. Authorized signature Director, Faci	is Janu lities Plamin	g & Develo	Print name: Kat	therine Tanne:	<u> </u>	

COUNTY OF SAN DIEGO DOT! OF SAN DIEGO DOT! OF SAND DIEGO SON SAND COSO, CA STITLE SAND SAND COSO

PROJECT FACILITY AVAI	LABILITY F	ORM		•		SCHOOL
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Owner's Mailing Address	Street		TASK		HIGH SCHOOL	
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Major Use Permit (MUP), purpose: Time Extension Case No. Expired Map Case No, Other			Thomas I	Bros. Page_	1088 Grid	J1
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Commercial Gross floor area					Suppl	20000
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	f above, present to t		ict to complete S	_Phone <u>(১৭</u> ২) _ection 2 belov) 367-9400 v.)	
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			If need to a	1601 -11 1	PLETED BY	
District Name: BONSALL UN			PAUL	Lorgo K	ust also till out t	a form?
Indicate the location and distance of						
Junior/Middle: NORMAN L. Sull	IVAN miles:	7 High so	chool: <u>FALL</u>	.brook	mile	571/2
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Authorized signature I Lague C	2	Jones	Print name	e: Warne_	A. JON.	es
Print title: Assistant Superior	ENDENT BIE	Surce Sour	Cr& Phone:	760) 63	1-5200	x105_
On completion of the Zoning Counter at the De	Section 2 by the distrepartment of Planning	rict, applicant is t g and Land Use, f	o submit this form i201 Ruffin Road,	n with applicati . Suite B. San D	on to Heao. CA 92123.	







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NNP-Stonegate Merri	am LLC (949) 367-9400	ACCT	_ <u>@</u> @
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27071 Cabot Rd., Ste Owner's Mailing Address	3. 106 Street		TASK HIGH SCHOO	. 1
Laguna Hills	CA	92653		
City	State	Zip	DISTRICT CASHIER'S USE O	
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A. LEGISLATIVE ACT X Rezones changing U X General Plan Ameno X Specific Plan	ise Regulations or Development Reg Iment	ulations	Assessor's Parcel Number (Add extra if necessary)	
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Applicant's Signature Address 27071 Cabot	Total admitter of lots is the first of the f	Vic CA, 92653	chael L. Rust ———————————————————————————————————	-
SECTION 2. FACILIT	Y AVAILABILITY		TO BE COMPLETED BY	DISTRICT
District Name: Esco	ondido Union School Di	istrict	If not in a unified district, which elen	entany or
Indicate the location a	nd distance of proposed scho	ols of attendar	nce. Elementary: Reidy Creekmile	es:_5.5
Junior/Middle: Rinc	on miles:	7.1 High so	chool: mile	es:
★ This project will re-	sult in the overcrowding of the	elementar	y 🛭 junior/middle 🗌 high school.	(Check)
Fees will be levied issuance of building	or land will be dedicated in a g permits.	ccordance wit	h Education Code Section 17620 prio	r to the
☐ Project is located of	entirely within the district and	is eligible for s	ervice.	
school district.	ocated entirely within the dist San Marcos Unified, Bo Districts.	rict and a pote onsall Unic	ential boundary issue may exist with the on, and Fallbrook Union High	e n School
Authorized signature	Per developer, approxi		5 units fall within EUSD by 95 Print name: Gina Manusov	oundaries.
•		······································	Ces Phone: 760-432-2127	

	PHOJECT FACILITY	والمراجع والمنافق والمراجع والمنافق والمراجع والمنافق والمراجع والمنافق والمراجع والمنافق والمراجع والمنافق والمراجع			SCHOOL
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14	27071 Cabot Rd., Ste. 106			ACT	ELEMENTARY
	Owner's Mailing Address	Street	······································	TASK	HIGH SCHOOL
	Laguna Hills	CA	92653	DATE	UNIFIED
	City	State	Zip	DISTRICT C	ASHIER'S USE ONLY
	SECTION 1. PROJECT DES	CRIPTION		TO BE COM	PLETED BY APPLICANT
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	B. OEVELOPMENT PROJECT Aezones changing Special Mejor Subdivision (TM) Minor Subdivision (TPM) Boundary Adjustment Major Use Permit (MUP), pi	T Area or Neighborhood Regulation		SEE	ATTACHED LIST
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ļ	C. X Residential Total ni X Commercial Gross I Industrial Gross I)	Project address	
		ste. 106, Laguna Hills, CA pletion of above, present to t	<u> 4, 92653</u>	Phone <u>(94</u>	49) 367-9400
	SECTION 2. FACILITY AV	VILABILITY		TO BE CO	MPLETED BY DISTRICT
	District Name: Escondic	do Union High S	chool Di	str Ct echool district	itrict, which elementary or must also fill out a form?
	Indicate the location and dis	tance of proposed schoo	ls of attenden	ce. Elementary:	miles:
	Junior/Middle:	mlles:	High so	chook Escondido	High miles: 3
	2 This project will result in	the overcrowding of the	□ elementar	y 🗋 junior/middle 😡	high school. (Check)
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	Project is located entirel	y within the district and is	eligible for s	ervice.	
	The project is not locate school district. Sar	d entirely within the distri	ct and a pote 3	ntial boundary issue ma	ay exist with the
	Authorized signature:	Deagland	W-VIII	Print name: Ter:	ri Stafford
	Print title: Administra	tive Asst	. 	Phone:	91-3210
	On com the Zoning Counte	plation of Section 2 by the distr r at the Department of Planning	ict, applicant is t and Land Use, 5	o submit this form with appli 201 Ruffin Road, Sulte B, Sa	cation to n Diego, CA 92123.





1-9-06

NNP-STONEGATE MERRIAM, LLC c/o BUTSKO UTILITY DESIGN 17065 VIA DEL CAMPO STE 200 SAN DIEGO, CA 92127

Re: Will Serve Notice

Dear Vyrna,

This letter is written to confirm that the proposed project MERRIAM MOUNTAIN located at the N/S DEER SPRINGS RD, WEST OF I-15, EAST OF TWIN OAKS VALLEY RD in SAN MARCOS, California is within the Base Rate Area of the SBC California serving area in the SAN MARCOS Exchange. SBC expects to be in a position to provide telephone service to applicants in the above-referenced development upon request in accordance with requirements of, and at the rates and charges specified in, its Tariffs that are on file with the California Public Utilities Commission.

This offer to provide service will terminate 24 months after the date of this letter unless both of the following first occur: 1) you, in your capacity as the developer, enter into a written service agreement with SBC; and, 2) you, in your capacity as developer, pay all charges you are required by SBC's Tariffs to pay.

If you have any questions I can be contacted on 760-489-3642.

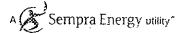
Sincerely,

Jay Mingus

JAY MINGUS SBC DESIGN ENGINEER 950 W. WASHINGTON ST ESCONDIDO, CA 92026 (760)489-3642

San Diego Gas & Electric 571 Enterprise Street Escondido, CA 92029





January 12, 2006

NNP-Stonegate Merriam, LLC c/o Butsko Utility Design, Inc. Mr. Joel Radovan 17065 Via Del Campo, Ste. 200 San Diego, CA 92127

Dear Mr. Radovan:

Subject: Merriam Mountain

In accordance with our "RULES FOR THE SALE OF ELECTRIC ENERGY" and "RULES FOR THE SALE OF GAS", filed with and approved by the California Public Utilities Commission, gas and electric facilities can be made available to the area north of Dear Springs Road, west of Interstate 15, within the County of San Diego.

If purchaser is to pay any cost for the installation and/or extension of utility service, the costs will be calculated in conformance with our extension and service rules.

Evidence of financial arrangements for the installation of gas and electricity can be obtained from the developer and/or owner based on correspondence from SDG&E on this project.

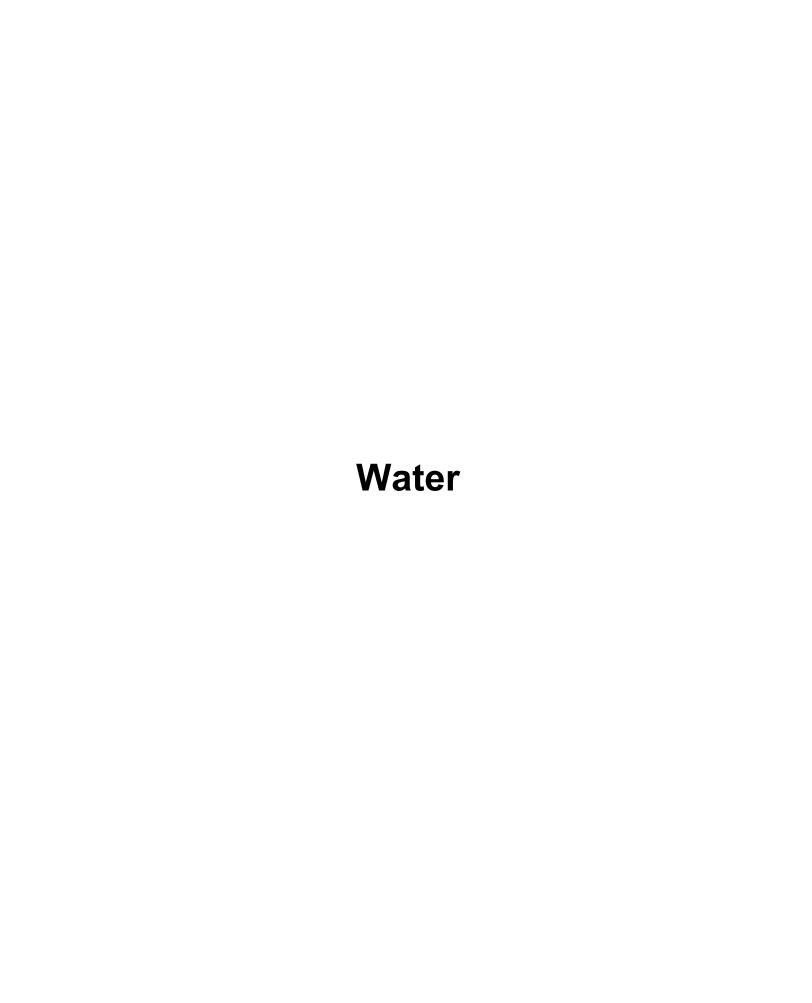
Our ability to serve future projects in our service territory will depend on the supply of fuel and other essential materials available to us and on our obtaining government authorization to construct the facilities required.

For additional general information, please visit our website at http://sdge.com/index.html.

Sincerely,

Patty McCarty

Customer Project Planner Telephone: (760) 480-7757



A PUBLIC AGENCY

201 Vallecitos de Oro • San Marcos, California • 92069-1453 Telephone (760)744-0460

June 5, 2007

County of San Diego Department of Planning and Land Use 5201 Ruffin Road, Suite B San Diego, CA 92123-1666

RE: GPA 04-06 SP04-06 REZ04-013 TM 5381 S04-035, S04-036, S04-037, S04-038 WATER AND SEWER AVAILABILITY FOR STONEGATE/MERRIAM MOUNTAINS APN:172-091, 04,07, 21,25/172-220-11, 14, 16, 17, 18/ 174-190-12,13,20,41,43,44/ 174-210-01,05,07,08,11,12,17,18/ 174-211-04,05,06,07/ 174-280-11,14/174-290-02/ 178-100-05,7,26/ 178-101-01,16,17,25,26,27,28/ 178-221-09/ 182-040-36,69/ 186-250-13/186-611-01,07,08,09,11,12,14,15,16,17/ 187-540-49,50,51

General

As previously stated in availability letters dated October 7, 2003, July 21, 2004, and December 28, 2005, the entire project, with the exception of Assessor Parcel Number 172-091-25, is within the boundaries of the Vallecitos Water District. Annexation of APN 172-091-25 into the Vallecitos Water District, including a Sphere of Influence Amendment, will be required prior to water service being available.

Water service will be provided under the rules and regulations of the District, under normal operating conditions and after all required fees have been paid and all conditions of the District have been satisfied.

The existing reservoir and pipelines in the Coggan pressure zone, which provides service to the referenced properties, were installed through Assessment District proceedings initiated in 1975 by local property owners. A review of the proposed project confirms that a large portion of the project is within the referenced Assessment District and currently has service available. Assessor Parcel Numbers 187-540-49, 50, 51; 186-611-01, 07, 08, 09, 11, 12, 14, 15, 16, 17; 178-100-05, 07, 26; 186-250-13; 174-280-14; 174-280-11,12,14; 174-190-12, 20 and 172-091-25, are not within the original Assessment District but are within the ultimate service limits of the Coggan pressure zone.

Those portions of the project that are not within the original Assessment District were not intended to receive service from the existing system facilities. A review was completed by the District in 1999 to determine if adequate capacity existed in the existing system to allow properties outside of the existing Assessment District to receive service from the referenced facilities, as well as identifying additional facilities required. By Vallecitos Water District Board action, an equitable charge for buy-in to the existing Assessment District was

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established to be \$3,082.00 per acre (or portion thereof), as well as the condition to build additional facilities required to provide service.

There are numerous pipelines located throughout the project area that appear to be in conflict with the proposed development. Extensions, relocations and upgrades of these existing pipelines will be required to serve the project. District policy requires that all newly created parcels have frontage on a District main and extensions of facilities to serve each newly created parcel will be required. The exact location of the main line extensions and relocations and improved access will be determined during the design phase of the project.

Water

A portion of the project, Assessor Parcel Numbers, 187-540-49, 50, 51, are within the Deer Springs pressure zone which maintains a hydraulic gradeline of 1235 feet above sea level. The maximum service elevation within this zone is 1140 feet, which provides a static pressure of approximately 40 psi at the meter, the District minimum.

Previous availability letters stated that upgrades to the Deer Springs Pump Station would be required. The pump station upgrade project has since been completed by the District, however it was designed to accommodate the existing Land Use designations for the area. Additional upgrades may be required to accommodate the Land Use changes proposed and must be studied by the project developer. The District is currently studying and designing other Deer Springs pressure zone facilities per the District's adopted 2002 Master Plan. The Impacts of this project will require additional mitigation and may impact the other facilities currently under review by the District. Construction of additional reservoir storage capacity and water transmission mains, as well as payment of a proportionate share of off-site facilities, will be required (see below).

The majority of the property is above the maximum service elevation of the Deer Springs pressure zone and service cannot be provided from this zone. These properties are located within the Coggan pressure zone which maintains a hydraulic gradeline of 1608. The maximum service elevation within this zone is approximately 1500 feet.

The proposed project would substantially alter existing land use zoning. Since the District's 1997 and 2002 Master Plan were based on existing land use data, the demands associated with this densification were not anticipated. To date, the District has completed the Water Supply Assessment for the project and a final draft Merriam Mountain Water Master Plan has been completed to address the project's densification.

The Water Supply Assessment, dated June 2006, identifies long term (20 year) water supplies from both the San Diego County Water Authority and the Metropolitan District of Southern California. The study concluded that sufficient water supplies are expected to be

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available over the next 20 years to serve the development.

The Merriam Mountain Water Master Plan, final draft dated July 2006, identifies the project's impact on the District's existing infrastructure and storage facilities. Along with sizing on-site infrastructure necessary to serve the development, the study concluded that the following regional components shall be incorporated at a minimum:

- o A new 3.7 million-gallon Deer Springs pressure zone tank
- o A new 4.9 million-gallon Coggan pressure zone tank
- o Creation of a 1400-foot hydraulic grade pressure zone
- 2 pressure reducing stations from the Coggan pressure zone to the new 1400 pressure zone
- 1 pressure reducing station from the Coggan pressure zone to the Deer Springs pressure zone

The actual location and site specific designs have not been initiated, but will include conditions such as paved access and landscaping to ensure access and provide visual mitigation.

Sewer

Assessor Parcel Numbers 186-611-12, 14, 15, 16, and 187-540-49, 50, 51, are currently within the District's sewer service boundaries and are eligible for service in accordance with District policy. The remainder of the property is not within the sewer boundaries of the Vallecitos Water District, and will require annexation into Sewer Improvement Districts 5 and 6 prior to sewer service being available. The District will not allow annexation of a portion of a property or subdivision nor exclusion of open space properties. The approximate cost of annexation is currently \$2,653 per acre, or portion thereof, plus miscellaneous processing fees.

The closest sewer facilities are in Deer Springs Road at the intersection of Deer Springs Road and Sarver Lane south of the property. These facilities are not adequately sized to provide service to the proposed project. Therefore, the following studies, which are in final draft form, were completed to determine the size and location of on-site infrastructure and analyze the impact that the project will have on the downstream sewer collection and conveyance system, as well as treatment facilities:

- A lift station feasibility analysis (August 18, 2005)
- A wastewater treatment alternatives study (July 2006)
- The Merriam Mountain Sewer Master Plan (July 2006)
- o The Merriam Mountain Phased Wastewater Flow Impact Report (March 12, 2007)

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Initially, it appeared that the topography of a portion of the project north of proposed Neighborhoods 4 and 5 would preclude it from being served exclusively via a gravity system, and a sewer lift station might have been necessary. Thus, the lift station feasibility analysis was commissioned to size and locate such a facility. However, in subsequent conversations with the developer, this portion of the project has been revised and the use of a lift station may not be an issue at this time. The use of lift stations is strongly discouraged if any other means of providing service are available, including deep sewers or tunnels.

A wastewater treatment alternatives study, final draft dated July 2006, was created to research and analyze several treatment alternatives, including individual on-site residential treatment facilities, clustered community treatment systems, an on-site wastewater treatment facility, and a traditional collection and conveyance system to the Encina Wastewater Treatment Plant. The report concluded that at approximately \$27 million in capital costs and \$500,000 in annual operational and maintenance costs, the traditional collection and conveyance system would be the most viable and cost-effective alternative.

The Merriam Mountain Sewer Master Plan, final draft dated July 2006, identifies the project's wastewater generation rates and required on-site collection infrastructure. This study concluded that the densification creates an average of 0.52 million gallons per day of additional sewage flow than what was anticipated for this project's service area in the 2002 VWD Master Plan.

Because the densification creates a significant additional sewage flow than was planned for in the 2002 Master Plan, the District commissioned the Merriam Mountain Phased Wastewater Flow Impact Report to determine the affect of the project on the District's downstream sewer collection system and treatment facilities. This report concluded the following:

- Approximately 28,200 feet of the District's sewage collection and conveyance piping, ranging in size from 8-inch to 39-inch through the interceptor will be impacted. This includes impacts to the required conveyance pipeline size, impacts to the conveyance pipeline replacement schedule, or both. The impacts will require upsizing of the existing collection and conveyance piping prior to the project's connection to the District's sewer system.
- The District's parallel land outfall pipeline to the Encina Wastewater Treatment Plant, which was scheduled to be installed by 2014, will need to be expedited by a year based on the project's proposed schedule. In addition, the District anticipates attributing a portion of the parallel outfall's cost to the project based on the

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percentage of outfall capacity that it will utilize.

The project will require the purchase of an additional 0.52 million gallons per day of both liquids and solids treatment capacity and ocean disposal at the Encina Wastewater Treatment Plant. The capacity will likely have to be purchased from another member agency that has excess capacity in the treatment plant. The total value of said capacity is estimated at \$13.90 per gallon, based on the cost of the current Phase V expansion at the Encina Treatment Plant.

Conclusion

Significant water and sewer improvements will be required as a condition of development of the referenced project. Project specific facilities and required phasing of the improvements will be included in the final design reports and development agreement for the project. The facilities referenced were listed as examples of the improvements required and are not intended to be a complete list.

Water or sewer facilities not within the public right-of-way each will require a minimum 20-foot wide easement granted to the District. Relocation of existing water mains into future proposed roadways will also be a condition of the project. The District may require additional easements through private properties for future extensions. The owner of the project is responsible for obtaining any easements, including expenses incurred.

This letter is issued for planning purposes only, and is not a representation, expressed or implied, that the District will provide service at a future date. The Vallecitos Water District relies 100 percent on imported water supplies and, although the District may have available capacity at this time, due to the uncertainty of water supplies, water may not be available at the time the project is built. Commitments to provide service are made by the District's Board of Directors and are subject to compliance with District fees, charges, rules, and regulations.

If there are any additional questions please contact me at (760) 752-7132.

Sincerely,

Cheryl Brandstrom

Engineering Supervisor

cc: Dennis Lamb, Director of Engineering and Operations

Ken Gerdes, Engineering Manager



PROJECT FACILITY AVAILABILITY FORM

WATER

PROJECT FACILITY AVAILABILITY TO THE	_						VVAILI
Please type or use pen	ORG						
NNP-Stonegate Merriam LLC (858) 674-1300	ACCT						UU
Owner's Name Phone	ACT						
10815 Rancho Bernardo Rd., Ste. 310 Owner's Mailing Address Street	TASK						
	DATE 5	/15,	/05	ΔΜ	T\$ =	30	
San Diego CA 92127 City State Zip			DISTRICT				NI V
,							
SECTION 1. PROJECT DESCRIPTION							APPLICANT
A. X Major Subdivision (TM) X Specific Plan or Specific Plan Amendment Certificate of Compliance:			ssesso (Add			essary)	:1(5)
Boundary Adjustment X Rezone (Reclassification) from to zone.	1	7	2	0	9	1	2 5
Major Use Permit (MUP), purpose:							
Time Extension Case No				-	-		
x Other General Plan Amendment				-			
B. X Residential Total number of dwelling units 10							
Commercial Gross floor area Industrial Gross floor area	Thor	mas I	Bros. P	age	1088	Grid	J1
Other Gross floor area							
C. Total Project acreage 2327 Total number of lots 2700	Proje	ct add	ress_La	wren	ce vv	Street	
D. Is the project proposing the use of groundwater? ☐Yes ☒No Is the project proposing the use of reclaimed water? ☐Yes ☒ No	Bon	sall unity Pla	nning Area/	Subregio	n	1	92026 Zip
Owner/Applicant agrees to pay all necessary construction costs, dedicate all distr	rict required	easer	ments to	extend	l servi	ce to the	project and
Applicant's Signature: Sur Lase For NNP-STONKLOSTE	- MER	RIA	1 Date:		3	1/2/	07
Address: 10815 Rancho Bernardo Rd., Ste. 310, San Diego, CA, 92	2127		Phon	e: (85	8) 67	4-1300)
(On completion of above, present to the water district to estab	lish facility	/ avail	ability. S	Section	1 2 be	low.)	
SECTION 2. FACILITY AVAILABILITY		TC	BE C	COMF	LET	ED B	DISTRICT
District name Rainbow Municipal Water Dist Serv	ice area _	Во	nsal.	1			
A.X Project is in the district.							
Project is not in the district but is within its Sphere of Influence boun		er mu	st apply	for ar	nnexa	tion.	
Project is not in the district and is not within its Sphere of Influence to The project is not located entirely within the district and a potential be		00110	oviete w	ith tha			District.
B.X Facilities to serve the project XIARE \(ARE NOT reasonably expe							
capital facility plans of the district. Explain in space below or on atta						,	
Project will not be served for the following reason(s):							
C. District conditions are attached. Number of sheets attached:							
District has specific water reclamation conditions which are att	ached. N	lumbe	er of sh	eets a	ittach	ed:	
 District will submit conditions at a later date. D. How far will the pipeline(s) have to be extended to serve the properties. 	niect?						
This Project Facility Availability Form is valid until final discretionary action	is taken p	ursua	nt to the	e appli	cation	n for the	proposed
Authorized signature: Func Lee		P	rint nam	BR	IAN	C.	LEE
Print title: DISTRICT ENGINEER	Dhans	760	728	-11	78.	5/1	5/07
Fulli fille: DIOINIOI BROINBBR	_ Prione:				vate:		
NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVI On completion of Section 2 by the district, applicant is to					Г.		

On completion of Section 2 by the district, applicant is to submit this form with application to the Zoning Counter at the Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, CA 92123.